

CEDA Regional Planning Commission
Regular Meeting – 2 p.m.
Thursday, March 2, 2006

Administration Building
of the former Springview Center
3130 East Main Street
Springfield, OH 45505

AGENDA

- 1. Minutes – February 2, 2006 (Regular)** *Discussion &
Action*

- 2. Subdivision** **Nextedge Applied Research and Technology Park - Phase I** *Discussion &
Action*
CSSB-2006-1 **Preliminary & Final**
City of Springfield ~ 108.71 acres ~ 9 lots
East National Rd. at Titus Rd.

- 3. Staff Comments** *Discussion*

- 4. Adjournment** *Action*

www.clarkcountyohio.gov/planning

Minutes

Central CEDA Regional Planning Commission

Regular Meeting ~ 2 p.m.
Thursday, February 2, 2006

Administration Building of the former Springview Center
3130 East Main Street
Springfield, OH 45505

Mr. Max Cordle, Chairperson of the Central CEDA Regional Planning Commission of Clark County Ohio, called the meeting to order at 2:00 p.m.

Present: Mr. Max Cordle, Mr. Gene Barnett, Mr. Michael Hanlon, Mrs. Kim Marshall, Ms. Sally Riley, and Mr. Michael Spradlin.

Absent: Mr. Dan Kelly

RPC: 2-7-2006: Minutes ~ January 5, 2006 (Regular Meeting)

Motion by Ms. Riley and seconded by Mr. Barnett to approve the minutes as presented.

VOTE: Motion carried unanimously.

Introduction of New Board Member

Mr. Farnsworth introduced Michael Hanlon, appointed by the Clark County Board of Commissioners to represent the City of Springfield.

S-2006-2 ~ Rezoning Case ~ Tom and Vikki Burnett. ~ Springfield Township ~2 acres ~3404 W. National Road ~S (Specific Use Control District) to B-3 (General Business District)

Philip Tritle, Clark County Planning Staff, presented the staff report on the rezoning case submitted by Tom and Vikki Burnett. Mr. Tritle highlighted information contained in the staff report and on the maps and drawings. The property was originally zoned B-3. In March of 2005 a request was submitted to rezone to an I-2 District but was withdrawn. It was brought back as an S District which is the current zoning. Now it is requested that it be rezoned back to a B-3 District. The County Engineer reports that there is access directly to Rt. 40, using an existing driveway. Changes or modifications to the property may require the applicant to secure an updated access permit from ODOT. Drainage appears adequate under the present use. Additional buildings, parking areas, etc. that encompass more than 1 acre, will require the development of storm water facilities to access accelerated runoff and erosion control issues. The rear portion of the tract is steeply graded. This could be a concern, relative to constructability of the site and possible erosion problems due to the steep terrain. The County Engineer has no objections to the rezoning. Soil Conservation reported that the proposed rezoning should not significantly impact soils and drainage. There is no report from the County Health Dept. because the EPA regulates commercial uses. ODOT has no adverse comments. Any changes to the access would require ODOT's approval. Staff recommends approval of the rezoning back to B-3 (General Business District).

Mr. Barnett asked Jeff Briner, Springfield Township Zoning Official, if the property is on city water.

Mr. Jeff Briner responded that the property is serviced by the county water system but uses a septic system.

Mr. Barnett asked for clarification regarding the size of building that can be built without a drainage plan.

Mr. Tritle explained that any disturbance of one acre or more would require a drainage plan.

Mr. Barnett spoke of Mr. Fenton's report concerning the back portion of the property and expressed concern regarding possible erosion problems due to the steep terrain.

Mr. Fenton responded that the owner has never given his office a final plan for the parcel.

Mr. Briner said that for a number of years applicants were told that if a property is transferred to another owner it would revert to the original zoning. He said that they realized that this is wrong. Mr. Briner went to the prosecutor for an opinion. He explained that Springfield Township has practices that are not codified. Mr. Briner said that Mr. Burnett discussed a possible auction house which is consistent with B-3. Presently, the owner is limited to "auto truck sales". Mr. Burnett has a potential buyer for his property. Mr. Briner stated that, even if the parcel is not purchased this time, the parcel will be more marketable with B-3 zoning. Mr. Burnett built a new building a couple of years ago and it is a nice building. He has improved the property. Since the last rezoning, the trustees have required him to put up some fencing/screening, particularly along the west side next to the school, which he has done. Mr. Briner went over the map and gave an overview of the other uses in the immediate area. The parcel in question used to be a restaurant.

Mr. Cordle asked for clarification of requirements for the development of storm water facilities.

Mr. Dean Fenton from the Clark County Engineer's office explained that it would be any one acre portion within that site. If there is an acre of disturbed area, it would dictate that they file a stormwater plan.

Mr. Farnsworth gave the example that if a new owner would raze all of the buildings that exist and start over, and his redevelopment activity disturbs more than an acre of this two acre piece, he must submit a stormwater plan.

Mr. Fenton repeated that it is any one acre portion. He continued that "one acre" is something that the EPA has come down with. Technically, our regulations say that, even if it is below that, they still have to comply with the intent of the regulations.

RPC: 2-8-2006 ~ S-2006-2 ~ Rezoning Case ~ Tom and Vikki Burnett. ~ Springfield Township

Motion by Mr. Barnett, seconded by Ms. Riley to recommend Approval to the Springfield Township Zoning Commission and the Springfield Township Trustees for the request of Tom and Vikki Burnett to rezone 2 acres located at 3404 W. National Road from S (Specific Use Control District) to B-3 (General Business District).

VOTE: Motion carried unanimously.

Minutes

Central CEDA Regional Planning Commission

Staff Comments:

There will be a meeting next month. Nextedge Technology and Research Park, Phase I (Preliminary) will be on the agenda.

Leadership Academy Luncheon: February 23rd at the Marriott.

Tecumseh Land Trust/American Farmland Trust, February 28th and 29th, Farmland Preservation Workshop in Yellow Springs: Discussion on farmland preservation and the state of Clark County regarding farmland preservation. We should be receiving a flyer in the next few days and will mail copies to all boards and township trustees and township zoning boards. There has been legislation passed that trustees may have to take action on dealing with "agriculture security areas". Issues which affect Clark County and the state of Ohio will be discussed.

Adjournment

RPC: 2-9-2006: Adjournment

Motion Mr. Spradlin, seconded by Ms. Riley to adjourn the meeting.

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:16 p.m.

Mr. Max Cordle, Chairperson

Mr. Shane Farnsworth, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

STAFF REPORT

TO: Central CEDA Planning Commission DATE: February 22, 2006

PREPARED BY: Heather Whitmore

SUBJECT: Nextedge Technology Park Phase 1
Subdivision (Preliminary & Final) Approval

GENERAL INFORMATION:

Applicant: Raymond Hagerman, 4 West Main St., Suite 821,
Springfield, Ohio 45502.

Owner: Nextedge, Charles Rinehart, 4 West Main St., Suite 821,
Springfield, Ohio 45502.

Requested Action: Preliminary and Final Subdivision Plat Approval for Phase
1 of Nextedge Technology Park

Purpose: To construct Nextedge technology and research park

Location: Southwest of the corner of State Route 40 and Titus Road.

Size: 108.7 acres.

Existing Land Use and Zoning: Vacant Land Zoned RDP

Surrounding Land Use and Zoning: North: Retail Stores, Unincorporated County
Single-family dwellings, Unincorporated County
East: Vacant land, Unincorporated County
Single-family dwellings, Unincorporated County
South: Dole Foods, Lexus Nexus, other industrial
offices, Zoned M-1
West: Vacant land, Unincorporated County

Applicable Regulations: Title Two: Chapter 1123: Research and Development Park
District
Springfield Subdivision Regulations

File Date: February 14, 2006

BACKGROUND:

The applicant rezoned the subject parcel from Springfield Township A-1 to City of Springfield RDP in order to construct the Nextedge research and development park. The Nextedge Park will provide a technology park subdivision for the location of data processing companies, data storage, computer operation companies, research organization, laboratories, and other office uses.

Project Description:

The overall development of the Subdivision will be divided into three districts: 1) Data Center, 2) Corporate Office, and 3) Core. Development will be conducted according to the Nextedge Design Guidelines and will be administered by the Nextedge Design Review Board.

Phase 1 of the subdivision will include approximately nine (9) individual lots. The lots may be combined for larger users. The site entrance will be off of State Route 40 and is lined along the north side with an eleven (11) foot stone datum wall. A typical roadway section includes a fifty (50) foot right-of-way, with an additional fifty (50) foot landscape easement on both sides. The drive is landscaped and lighted according to the development plan. A security fence is provided at the edge of each landscape easement opposite the right-of-way. A landscape easement is provided along the site perimeter. Each lot has a one hundred seventy (170) foot building setback from the right of way. Buildings are permitted a maximum fifty percent (50%) lot coverage ratio.

SPECIAL INFORMATION:

City Engineering Department:	no objections
City Fire Division:	no objections
Clark County G.I.S. Dept.:	see attached memo from Bruce Smith dated February 17, 2006
Columbia Gas:	no objections
Clark Soil & Water Conserv. District:	no objections
Planning/Zoning Function:	no objections

STAFF RECOMMENDATION:

Approval of Nextedge Phase 1 Subdivision Preliminary and Final Plat

ATTACHMENTS:

1. Vicinity and zoning map
2. Petition with attachments
3. Nextedge Phase 1 Subdivision Preliminary and Final Plat
4. Nextedge Design Guidelines
5. Bruce Smith comments dated February 17, 2005

#06-12

Section 8.52 Application Phase 1 Map

Date Filled 1/31/06

1. Name of Subdivision: Nextedge Applied Research & Technology Park
 - a. Location: City X County _____ Township _____
Section _____ Town _____ Range _____
Within three miles of the City of Springfield? _____
 - b. Map: Phase 1 (Attached) Resubmitted Phase 1 N/A
2. Sponsors of Subdivision:
 - a. Name of Owner: Nextedge Development Corp.
Address: 4 West Main Street, Suite 821 Spfld, OH 45502
Phone: 937-206-3070
 - b. Name of Developer: Same as above
Address: _____ Phone _____
 - c. Name of Engineer: Korda/Nemith Engineering Inc.
Address: 1650 Watermark Dr. Suite 200 Columbus, OH 43215
Phone: 614-487-1650
3. Subdivision Plan:
 - a. Type of Development Technology Park
 - b. Date when construction will start 3-15-06
 - c. Total Area 200 acres d. Area subdivided in lots 100 acres
 - e. Area in streets 3.81 acres
 - f. f. Typical lot width 400'-600' Depth 400'-600'
 - g. Lineal Feet of Street: Major ----- Minor 4,726
 - h. Area dedicated for public purposes 44.15 acres
 - i. Number of Lots: Residential _____ Business 10 Industrial _____
 - j. Area Reserved for: Residential _____ Business 200 acres Industrial _____
 - k. Will dwellings be built on each residential lot before the lot is sold? N/A
 - l. Zoning Classification of the area, if any: Research and Development Park (RDP)

m. Are any changes in zoning proposed? No

Are public utilities available in the area? Will be

Sanitary Sewer X Water X Storm Drainage X

Is any part of the plat within the area flooded in the 1913 flood? No

Are map elevations based on sea level datum? Yes

Typical Dwelling N/A

Stories _____ Rooms _____ Size _____

Garage: Attached _____ Detached _____ None _____

Signed Charles H. Richardson

Received By: _____

Date: _____

Section 8.53 Application Phase 2 (Record) Map

Date Filed 1/31/06

1. Name of Subdivision: Nextedge Applied Research and Technology Park

a. Location: City X County Township

Section _____ Town _____ Range _____

Within three miles of the City of Springfield? _____

2. Sponsors of the Subdivision:

- a. Name of Owner: Nextedge Development Corp.

Address: 4 West Main St., Suite 821, Spfld. OH 45502

Phone 937-207-9234

- b. Name of Developer: Same as above

Address: _____

Phone _____

- c. Name of Engineer: Korda/Nemith Engineering Inc.

Address: 1650 Watermark Dr., Suite 200, Columbus, OH 43215

Phone 614-487-1650

3. Subdivision Plan:

- a. Total Area 200 acres b. Area subdivided in Lots 100 acres

- c. Area in Streets 3.81 acres

- d. Typical Lot Width 400'-600' Depth 400'-600'

- e. Lineal Feet of Streets: Major----- Minor 4,726

- f. Area dedicated for public purposes 44.15 acres

- g. Number of Lots: Residential Business 10 Industrial

- h. Area Reserved For: Residential Business 200 acres
Industrial

Are public utilities available? Will be

Sanitary X Water X Storm Drainage X

Typical Dwelling - Various Types

Stories	Rooms	Size	Garage

Signed Charles W. Lawrence

Received (Date)

Heather Whitmore

By

1/31/06

AGREEMENT TO EXTEND 30 DAY APPROVAL PERIOD

Date:

1-31-06

City Planning Board
City of Springfield, Ohio
Community Development Department
76 East High Street
Springfield, Ohio 45502

Re:

Wetledge

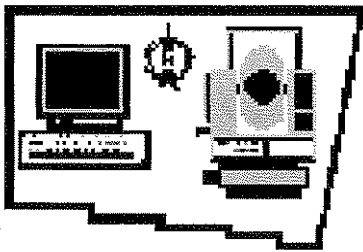
Gentlemen:

Pursuant to Section 711.09 - 711.10 of the Ohio Revised Code, the applicant of the above referenced plat hereby agrees to an extension of the thirty (30) day time limit to allow Phase 1 of the plan to be considered by the Technical Review Agencies and Planning Board in accordance with Sections 3.22 and 8.11 of the Springfield Subdivision Regulations.

This agreement is to permit Phase 1 and Phase 2 of the plan to be considered at separate regularly scheduled Planning Board meetings to permit consideration of Phase 1 prior to final engineering and development of the Record (Phase 2) Plan.

Signed:

Charles P. [Signature]
Applicant



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyohio.gov/engineer

REVISED
February 17, 2006

CEDA Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Senior Planner

Re: **Nextedge Applied Research and Technology Park
Preliminary/Final**

Mr. Tritle,

The County Engineer received the revised record plat for the above referenced subdivision on February 14, 2006. Most items from the letter dated February 9, 2006 have been addressed, except the following:

- 1) Revise the plat boundary from H, I & J to coincide with the easterly right of way (property) line, as opposed to the setback line.
- 2) Revise the labeling along the boundary starting at "N, O & P" to correspond with the proposed R/W line. It appears the point labeled represent the building set back line. Additional points need to be added to describe the curve (c-26) and east line of the proposed stub street to the south plat line.
- 3) Revise the legal description according to Item 1 and 2.
- 4) Verify all linear dimensions, and curve data for exterior boundary and interior lot lines.
 - a) Update and correct the curve data listed in the tables, to correspond to the curve labels on the plat.
- 5) Include street names, according
 - a) Include the street address
- 6) Provide ties to the section lines which extend through the proposed subdivision.

The County Engineer has no objection to the proposal to subdivide 108.70 acres into Phase 1 of the Nextedge Applied Research and Technology Park, subject to the above comments.

Sincerely,

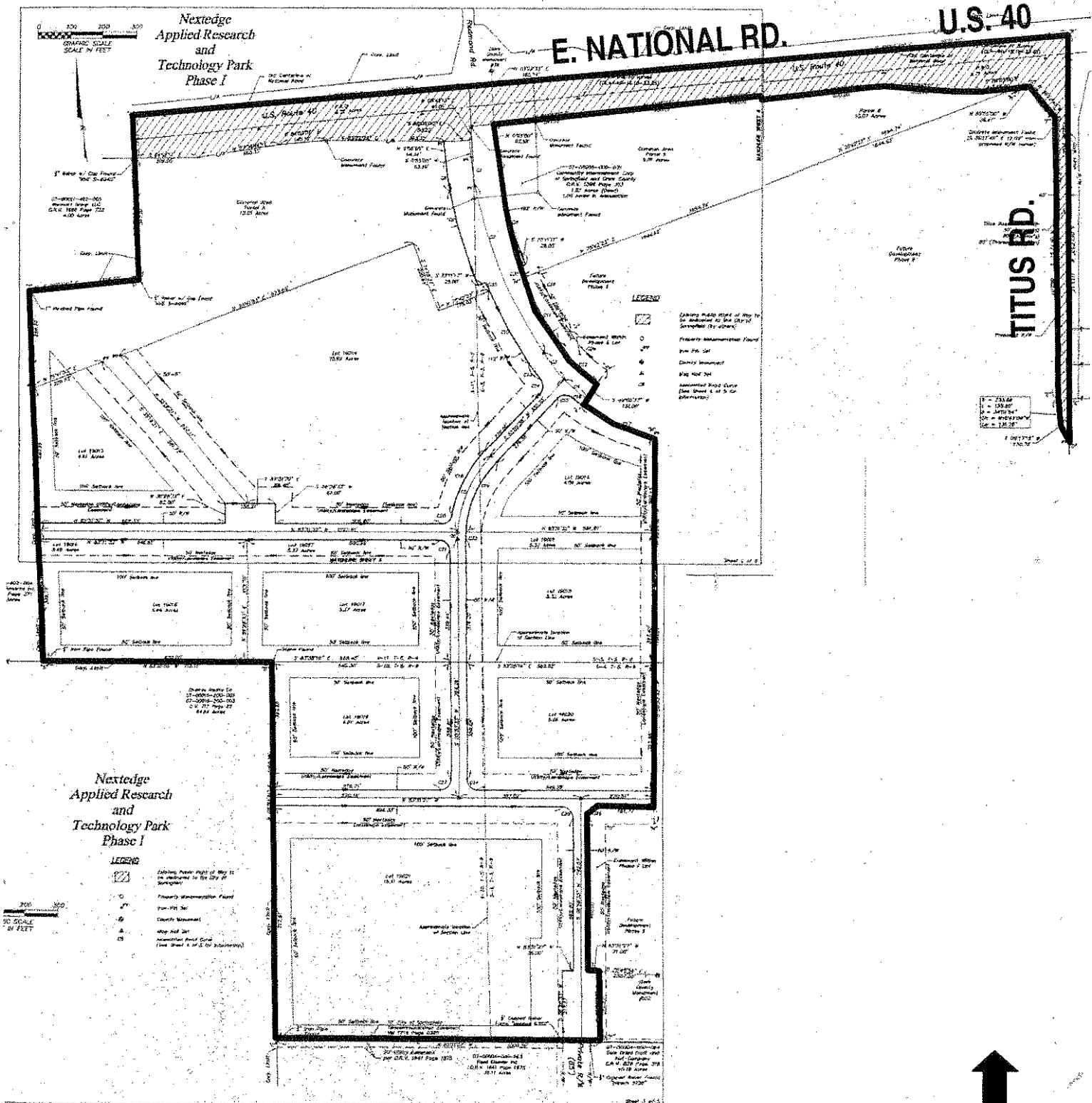
Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

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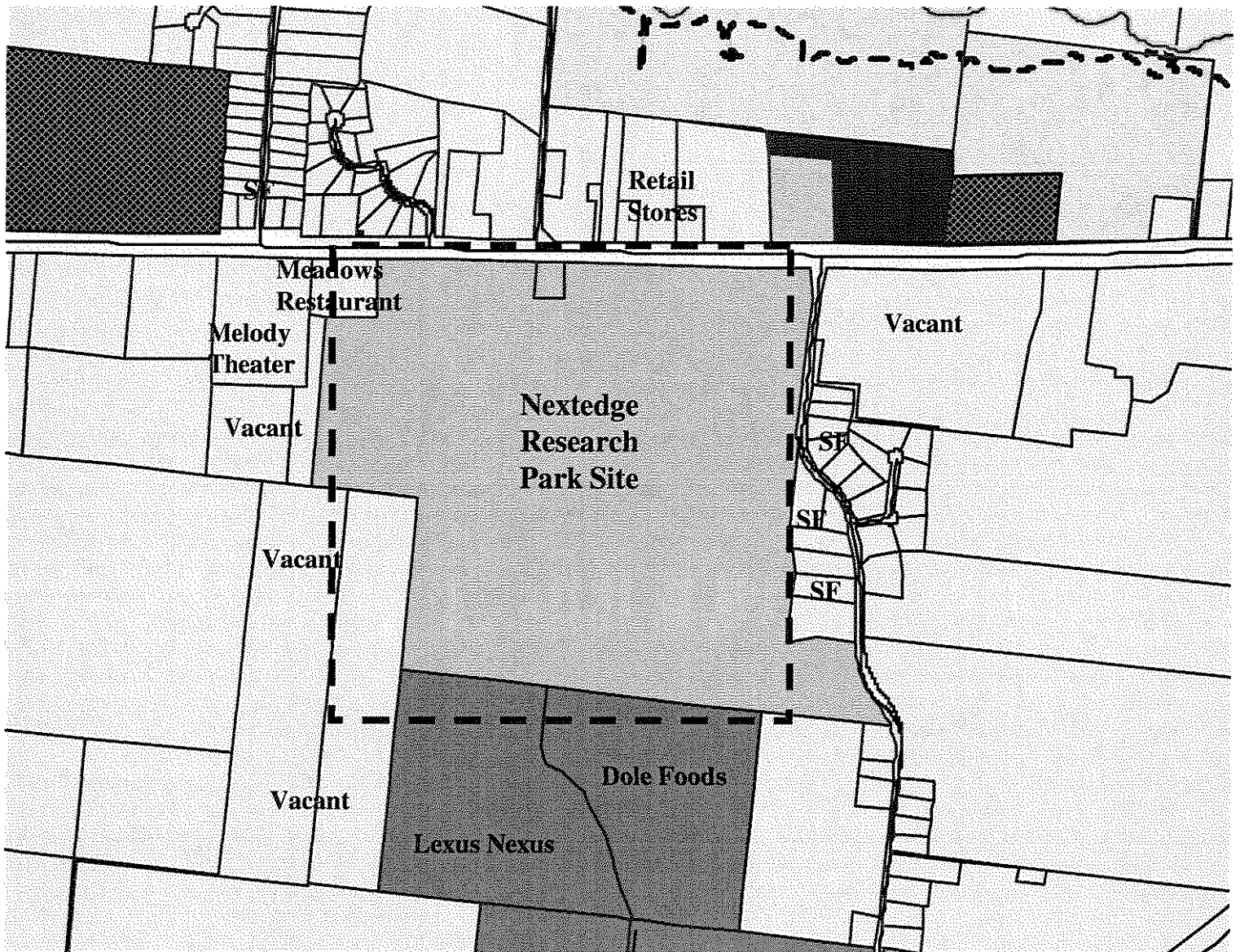
Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director
Shayne Gray – GIS/CAD Coordinator
Mark Niccolini – Drainage Maintenance Supervisor
Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy – Operations/Maintenance



Preliminary and Final Subdivision Plat Approval For Phase 1 of Nextedge Technology Park

February 2006



Preliminary and Final Subdivision Plat Approval For Phase 1 of Nextedge Technology Park



February 2006